



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR JUNE 30, 2010

CITY of  
BALTIMORE  
**MEMO**



TO

DATE: July 2, 2010

Mr. Stanford Leach, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Ms. Valorie LaCour, DOT Planning  
Mr. John Thumbi, DOT Traffic  
Mr. Bill Beatty, Department of General Services  
Dr. Nollie P. Wood Jr., Mayor's Office  
Ms. Miriam Agrama, DHCD Plans Examining  
Mr. Geoff Veale, Zoning Administrator  
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Gary Letteron, Anthony Cataldo, Martin French, and Ervin McDaniel for the Department of Planning;
- John Igwe and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel and John Thumbi for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- James Carroll for the Department of Public Works.

## **Agenda**

1. **3600-3610 Dillon Street – Townhomes, Apartments, and Internal Garage**

## **3600-3610 Dillon Street – Townhomes, Apartments, and Internal Garage**

**Zoning:** B-2-2 and R-8

Plans Date: 25 June 2010

**Block/Lot:** 6464/001 & 005

**Urban Renewal:** None

**Environmental:** Forest Conservation, Green Building Standards

**Historic:** None

**Total Site Area:** Lot 1: ±18,756 sqf; Lot 5: ±2,841 sqft

**Gross Square Footage:** Proposed FAR of 3.0 on Lot 001

In addition to Committee Members and Planning staff, in attendance was:

- Bob Rosenfelt, CMR;
- Caroline Hecker, Rosenberg Martin
- Carla Ryon, CMR; and

### **Project Summary:**

The two lots 3600 and 3610-20 Dillon Street are redevelopment sites. The building on 3600 Dillon Street had been cleared, and four new townhomes had been built, with the expectation of an accompanying subdivision. The subdivision would have taken a portion of the 3610-20 Dillon Street lot, and split the 3600 Dillon lot into four townhome lots, so each could be sold in fee simple, but it had not been completed. The 3610-20 Dillon Street lot was the site of a former brewery tank building that is in the process of being demolished. It will be replaced by a new apartment building with two parking levels beneath the building. A new owner has purchased the property, and will complete the project.

### **Comments & Issues:**

- Plans Review:
  - The new apartment building will need to be fully sprinklered with a three-hour fire separation between the garage and the residential portion of the building.
- Environmental/Landscaping:
  - This site will trigger Forest Conservation requirements. The proposed apartment building will also trigger the Baltimore City Green Building Standards (BCGBS). For guidance, contact Gary Letteron in the Office of Sustainability at 410-396-4369.
  - Please add one additional tree at the corner of South Dean and the alley north of the site.
  - Provide some form of screening along the Dillon Street frontage for the transformer units (this need not wrap all the way around, just along Dillon Street will suffice). Some form of half-wall that blends into the apartment building or a short fence will meet this need.
- Parking/Traffic:
  - Please add bike racks inside the parking garage and outside, where possible.
  - The existing curb cut to the rear garages of the townhomes will be retained, and will have an access easement through the apartment lot. Six parking spaces will be provided in this area for visitors to the apartment building.

- A request for a Traffic Impact Study (TIS) has been submitted to the Department of Transportation's Planning Division.
- A turn-around needs to be provided at the bottom of the parking garage. Hatching out one parking space will be sufficient.
- Accessibility:
  - Handicapped parking spaces are shown inside the garage, and immediately adjacent to the lobby entrance. The six outside parking spaces are more remote from the building. If the garage parking spaces are to have controlled access, at least one of the outside parking spaces will need to be converted to a handicapped parking space (recommend the one beside the hatchment area farthest north).
  - Grades on the upper parking garage level are acceptable for access, and link to the sidewalk.
  - The new apartment building should incorporate visitability standards.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
  - Previous approvals and variances granted by the Board have been extended until January of 2011. Ensure that the project meets these time limits, or else re-approvals may be required. Contact the BMZA office with any questions at 410-396-4301.

#### **Next Steps:**

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.

#### **NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**